




Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be held; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

  
baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 434-3550  
STEPHEN F. COLLINS  
DIRECTOR

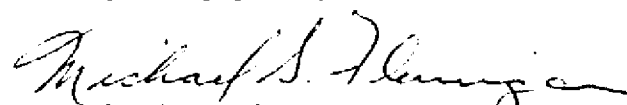
May 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of May, 1980, that the herein Petition for the Variance(s) to permit an average height of 16.5 feet for an existing garage in lieu of the required 15 feet be and the same is hereby DENIED.

  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE May 26, 1980

  
BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 14, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:


Property Owner: Warren Scott Dykes  
Location: S/S Susquehanna Avenue 120' E Maryland Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.  
Acres: 0.129  
District: 9th

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

Very truly yours,

  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/lth

  
BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Warren Scott Dykes

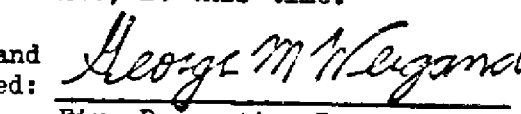
Location: S/S Susquehanna Ave. 120' E Maryland Ave.


Item No: 158 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER:  Noted and Approved: \_\_\_\_\_  
Flagging/Group: \_\_\_\_\_ Fire Prevention Bureau  
Special Inspection Division

  
BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
434-3610

TED LALESKI JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #58 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Warren Scott Dykes  
Location: S/S Susquehanna Ave. 120' E Maryland Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.

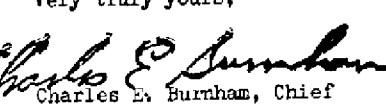
Acres: 0.129  
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before occupancy permit is granted.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s \_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

- X I. Comments - Buildings appears to be basically complete. Permit No. 965 '3 has expired. Applicant should contact Mr. Harry Staub Chief of Building Inspection for proper action.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
  
Charles E. Burman  
Plans Review

CSB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No: 158, 159, 160, 161, 162.  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

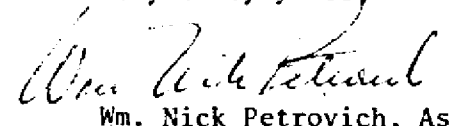
Z.A.C. Meeting of: February 12, 1980

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

  
Nick Petrovich, Assistant  
Department of Planning

KNP/bp

## THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.

Towson, Maryland 21204  
Ray E. Potter, President  
233 Linden Avenue  
Towson, Maryland 21204  
426 - 0542 1st - 1272

Mr. William Hammond  
Zoning Commissioner of Baltimore County  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

On April 17, 1980, Mrs. Jerry Howard, our Vice President for Planning and Zoning presented testimony before Mrs. Jean Jung with reference to Case #80-202-A: Request for variance by Mr. Warren Dykes, 120 East Susquehanna Avenue, Towson, Maryland, 21204.

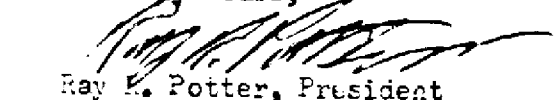
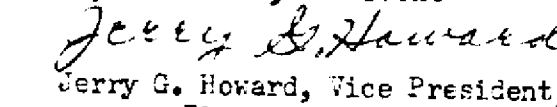
The following information has been brought to our attention and in view of the importance of this case to our community, we are passing it along to you for your records:

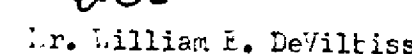
In testimony, Mr. Dykes stated that his neighbors, Mr. and Mrs. William E. DeVilliss, 102 East Susquehanna Avenue, Towson, Maryland, 21204, have no opposition to the structure which has been questioned. The position of Mr. and Mrs. DeVilliss is, in fact, one of total opposition to the structure and they are in full support of the Board of Directors in the position of opposition to the variance which it adopted at its meeting and which was offered by Mrs. Howard in her testimony. During a conversation with Mrs. DeVilliss concerning this matter, I was advised that he had planted trees along his property line in an attempt to screen the structure from view. Mr. DeVilliss has further advised him (Mr. Dykes) of his feelings in the matter.

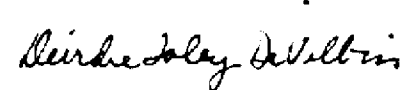
You will note that Mr. and Mrs. DeVilliss have signed this letter with us in order that you can be assured that we are furnishing this information to you with their full knowledge and consent.

Should there be additional information which we may be able to furnish concerning this matter, please feel free to contact us.

Sincerely yours,

  
Ray E. Potter, President  
  
Jerry G. Howard, Vice President,  
Planning and Zoning.

  
Mr. William E. DeVilliss

  
Mrs. Leifre DeVilliss

  
Norman L. Walters

Mr. Norman Walters  
106 East Susquehanna Avenue

Mr. William Hammond  
Page 2.

Set Case # 80 - 202 - A.

Copies to:

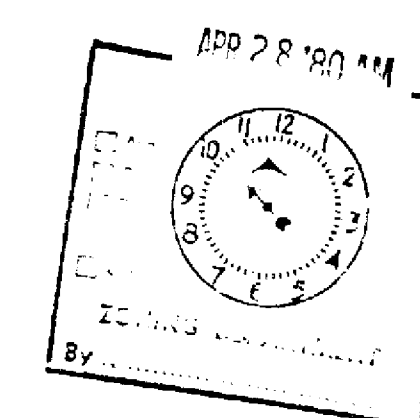
The Honorable Barbara F. Bachur, Councilwoman  
Fourth District of Baltimore County

Mr. Donald Gerding, President  
Greater Towson Council of Community Associations  
T. W. I. A. Files

P. P. S.: On a tour of the area by a representative of T. W. I. A. on Wednesday, April 23, 1980 at approximately 3:00 P. M., it was found that the building has been stucco'd.

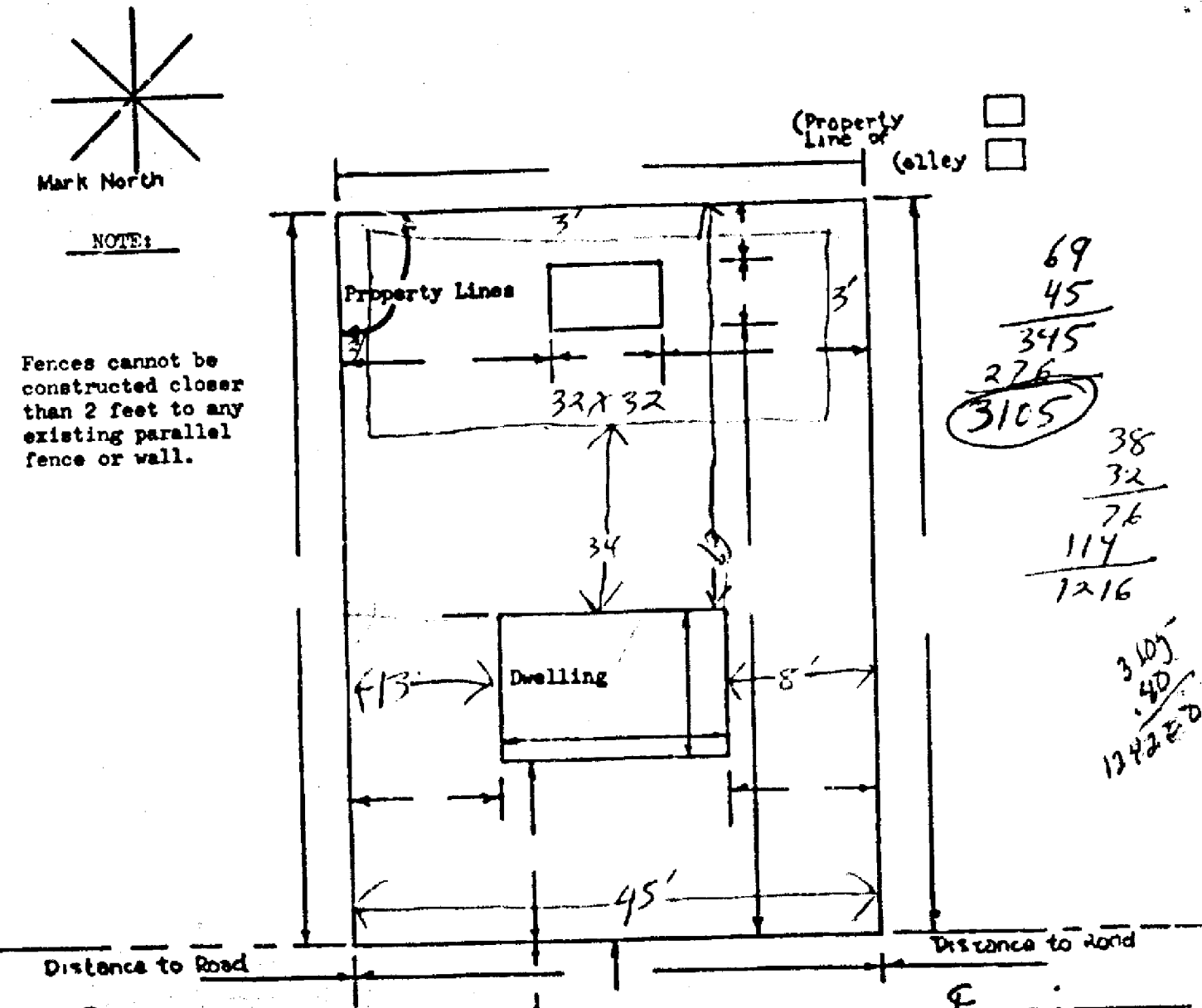
It should be noted that this was done subsequent to the hearing before Mrs. Jung on Thursday, April 17. We wonder if further work on this garage is, in fact, legal since no decision has yet been rendered concerning the variance.

P. P. S.: On Thursday, April 24, 1980, at approximately 11:30 A. M., it was further noted that said garage was being spray painted.





# PLOT PLAN



NOTE: Fences cannot be constructed closer than 2 feet to any existing parallel fence or wall.

Distance to Road

Road Name:

Show all right of ways, easements, storm drains, sanitary sewers and footways

Additional Information

Interior Lot

Corner Lot

ALTERATIONS & ADDITIONS: Show property dimensions, abutting roads, locations of house of septic system and/or water well and all existing and proposed buildings and additions.

DOGS, BARN, STABLES, ETC.: Same as alterations & additions. Also show dwellings, sewage system and wells on adjacent properties in close proximity.

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

July 1, 1979.

Gentlemen:

This is to advise that the following individuals are currently duly elected members of the Board of Directors of the Association and each is authorized, on behalf of the Board, to testify on all zoning matters and other matters affecting the interests of the Association:

Raymond Potter, Sr.  
Jerry Howard  
Kathy Jarboe

Fred Craig  
Helen Potter  
David L. Kreck

A copy of the Association's Annual Zoning Authorization dated July 1, 1979 is attached.

A letter of the Association sets forth the position of the Board of Directors in this matter as embodied in a duly adopted Resolution of the Board. (attached)

The current number of household members of the Association is

The Association's geographical limits or boundaries are: Millen Road to the east, to the center of York Road on the west, Susquehanna Avenue, (including the north side of) on the north, and Burke Avenue to the center of the street on the south, with the exception of those properties on the north side of Burke Avenue, west of Maryland Avenue.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

*Kathy Jarboe*  
Secretary

*Raymond Potter, Sr.*  
President

*Participation Sub 3*

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

July 1, 1979.

## ANNUAL ZONING AUTHORIZATION

BE IT RESOLVED, that upon unanimous vote taken this date at the annual meeting of the Association, the Board of Directors of the Towson Manor Improvement Association, Inc., is hereby authorized for the forthcoming year to take full responsibility for review and action on all zoning matters in any way affecting the interest of the Association.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

*Kathy Jarboe*  
Secretary

*Raymond Potter, Sr.*  
President

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

April 14, 1980

## RESOLUTION:

At a meeting of the Board of Directors of Towson Manor Improvement Association, Inc., which was called by the President in accordance with the provisions specified by the By-Laws of the Association, it was resolved that:

The contents of the letter dated April 15, 1980, addressed to Mr. William Hammond, Zoning Commissioner of Baltimore County pertaining to Case # 80 - 209 - A, were unanimously approved and accepted as the official position of the said Board.

Given under my hand this 14th day of April, 1980

*Kathy Jarboe*  
Kathy Jarboe,  
Secretary.

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204  
Mrs. Jerry G. Howard  
256 E. Susquehanna Avenue  
Towson Maryland 21204

April 15, 1980

Mr. William Hammond  
Zoning Commissioner  
Office Planning and Zoning  
County Courts Building  
Towson Maryland 21204

Mr. Hammond:

This letter will refer to case #80 - 209 - A, a request for a variance by Mr. Warren Dykes, 104 E. Susquehanna Avenue, Towson Maryland, 21204.

The structure which has been built is at a minimum of 15.5 feet high, a difference of 4.5 feet. It is obvious that the structure which has been built is not in keeping with the residential nature of the surrounding community. The building is of cement block construction which has been left unpainted and unfinished. It is obvious by the attached photos that the industrial/commercial type door installed is for uses obviously other than by standard automobiles. The building is an eyesore and as far as we are concerned, the pole and electrical service which has been installed by the Baltimore Gas and Electric Company only serves to compound the problems with the situation.

According to our information, the Electrical Administrative Board of Baltimore County approved the installation of the necessary metering equipment by the Baltimore Gas and Electric for a Three Phase, 200 Amp, 120/208 Volt service on April 25, 1979. We recognize that 200 Amp service are not unusual in certain residential applications, but, the type of service installed in this building can, in no way, be construed to be residential. This conclusion is based on the fact that the type of service described here is installed in Commercial and Industrial applications.

It can only be assumed that the usage of this building is nothing more or less than commercial and places the residential integrity of our community in jeopardy.

In view of the fact that we have been unable to determine whether or not the side yard setbacks are in compliance with the conditions of the original permit, we are not in a position to determine if the building does, in fact, meet these conditions. In view, however, of the fact that the owner has violated the restrictions placed on him by the original permit and has built a building which is illegal in height and which, as far as we are concerned, gives the impression that it is being used for non-residential purposes, our Board of Directors has adopted a position of being in total

Mr. Hammond  
Page 2.

and complete opposition to the issuance of any variances whatsoever which will permit this building to remain standing. In our minds there are many questions concerning the entire matter. It is beyond comprehension that an individual can obtain a building permit to replace an existing residential garage, then build a building of this size which is blatantly not in compliance with the original permit as issued and then come back to Baltimore County and request a variance.

Mr. Dykes has lived in our community for approximately six or seven years. At the present time he is a dues-paying member of the Towson Manor Improvement Association. The community holds no ill-feelings toward Mr. Dykes. In fact, we cannot help but feel that in this case a lack of concern has been demonstrated, not only for the surrounding neighborhood, by the construction of this building and the installation of the electric service, but for the total community as well. In fact, Mr. Dykes has, subsequent to the onset of this case, been issued a "stop work" order, D-1552 on March 31, 1980, for yet another violation without a permit. It is for these reasons that we feel very strongly that in order to protect the residential nature of our area the variance must be denied and an order be issued to remove the structure completely from the property.

Sincerely yours,

*Jerry G. Howard*

Jerry G. Howard, Vice-President,  
Planning and Zoning C.

*Raymond Potter, Sr.*  
Ray Potter, Sr., President.

copies to:

The Honorable Barbara F. Pachur  
J. Donald Gerdner, Mrs. G. T. C. C. A.  
T. M. I. A. Files.

104 E. SUSQUEHANNA AVE., 100' EAST OF MARYLAND AVE.

TYPE OF IMPROVEMENT: RESIDENTIAL

TYPE OF USE: RESIDENTIAL

CONSTRUCT ONE STORY CONCRETE BLOCK GARAGE IN REAR OF BUILDING. NOT TO EXCEED 40% OF AREA OF REAR YARD.

OWNERSHIP: X

TYPE OF CONSTRUCTION: A

TYPE OF HEATING: A

TYPE OF NEW WORK: A

DIMENSIONS - CUBIC FEET: 1216 x 32 x 12 = 45 x 125

MARKEN S. DYKES  
104 E. SUSQUEHANNA AVE., TOWSON, MD.  
\$10.00  
OFFICE FEE \$2.00  
11-2-77

Building Address: 104 E. SUSQUEHANNA AVE., TOWSON, MD. 21204

Owner Name: MARKEN S. DYKES

Building Address: 104 E. SUSQUEHANNA AVE., TOWSON, MD. 21204

DATE: NOV 8 1977

NOV 8 1977

9:30

A. TYPE OF IMPROVEMENT: RESIDENTIAL

C. TYPE OF USE: RESIDENTIAL

B. OWNERSHIP: X

D. TYPE OF CONSTRUCTION: A

E. RESIDENTIAL ONLY: SINGLE FAMILY UNITS

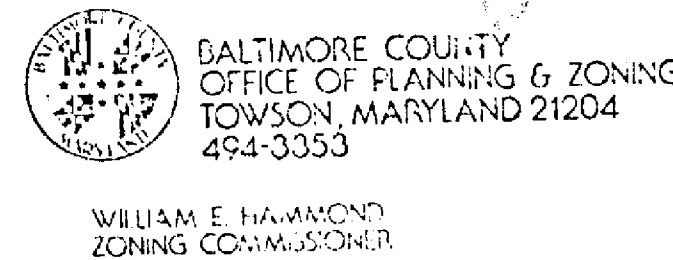
F. DIMENSIONS: 1216 x 32 x 12

G. TOTAL NO. OF APARTMENTS: 1

PETITION FOR VARIANCE

located on the South side of Susquehanna Avenue, approximately 120 feet East of Maryland Avenue, known as Lots 63 (15ft.), 64 (total), 65 (5ft.) as shown on plat of Townson Manor which is recorded in the land records of Baltimore County in Liber 65, folio 79.

Also known as 104 East Susquehanna Avenue, property of Warren Scott Dykes.



Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

May 26, 1980

RE: Petition for Variance  
S/S of Susquehanna Avenue, 120' E of  
Maryland Ave. - 9th Election District  
Warren Scott Dykes - Petitioner  
NO. 80-209-A (Item No. 158)

Dear Mr. Dykes:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Jerry Howard  
256 E. Susquehanna Avenue  
Towson, Maryland 21204

Mr. August Herrling  
111 Willow Avenue  
Towson, Maryland 21204

John W. Hessian, III, Esquire  
People's Counsel

PETITION FOR VARIANCE  
9th District

ZONING: Petition for Variance for height requirements  
LOCATION: South side of Susquehanna Avenue, 120 feet East of Maryland Avenue  
DATE & TIME: Thursday, April 17, 1980 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an average height of 16.5 feet in lieu of the required 15 feet for an existing garage

The Zoning Regulation to be excepted as follows:

Section 400.3 - The height of accessory buildings shall not exceed fifteen feet

All that parcel of land in the Ninth District of Baltimore County

Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 17, 1980 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-209-A Item 158  
Date: March 25, 1980

Petition for Variance for height requirements  
South side of Susquehanna Avenue, 120 feet East of Maryland Avenue  
Petitioner - Warren Scott Dykes

Ninth District

HEARING: Thursday, April 17, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*J. D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:al

Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

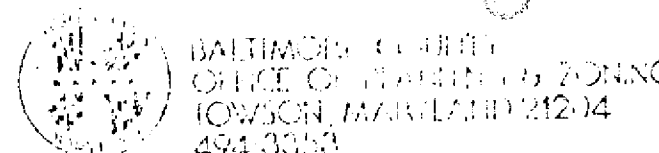
RE: Petition for Variance - S/S Susquehanna Ave., 120' E of Maryland Avenue - Case No. 80-209-A

TIME: 10:00 A.M.

DATE: Thursday, April 17, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND



Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

April 9, 1980

RE: Petition for Variance  
S/S Susquehanna Ave., 120' E of  
Maryland Avenue  
Case No. 80-209-A

Dear Mr. Dykes:

This is to advise you that \$43.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WTH:aj

PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map       |    | Original |    | Duplicate   |    | Tracing |    | 200 Sheet |    |
|---|----------------|----|----------|----|---|----|---------|----|-----------|----|
|   | date           | by | date     | by | date  | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |                |    |          |    |   |    |         |    |           |    |
| Petition number added to outline                |                |    |          |    |   |    |         |    |           |    |
| Denied  |                |    |          |    |   |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |                |    |          |    |   |    |         |    |           |    |
| Reviewed by: <i>JMH</i>                         | Revised Plans: |    |          |    | Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/> |    |         |    |           |    |
| Previous case: _____                            | Map # _____    |    |          |    |   |    |         |    |           |    |

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 3/25/80  
Posted for: Warren Scott Dykes  
Petitioner: Warren Scott Dykes  
Location of property: 104 E. Susquehanna Ave., Towson, Maryland  
Location of Signs: Post at property, 104 E. Susquehanna Ave.  
Remarks: \_\_\_\_\_  
Posted by: W. E. Hammond Signature Date of return: 4/13/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 29 day of Jan, 1980  
Filing Fee \$ 25 Received: ☒ Check  
☒ Cash  
☐ Other

# 158

Petitioner: Warren Scott Dykes Submitted by: William E. Hammond  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: William E. Hammond

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
No. 86400  
DATE: April 16, 1980 ACCOUNT: 01-562

RECEIVED FROM: Warren Scott Dykes AMOUNT: \$43.50

FOR: Advertising and Posting for Case No. 80-209-A

DATE: 4/16/80 TIME: 17 4350

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
No. 85703  
DATE: January 29, 1980 ACCOUNT: 01-562

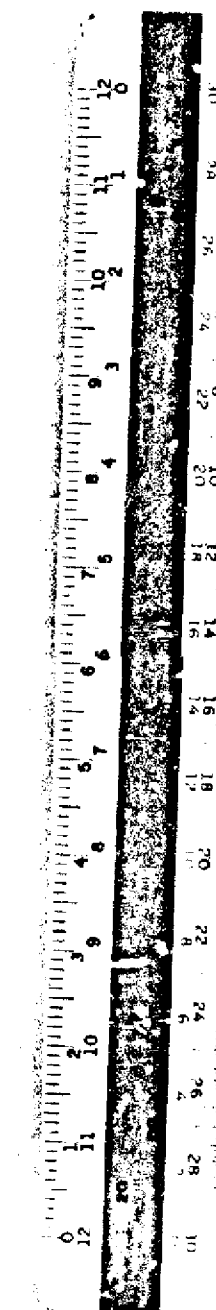
RECEIVED FROM: Warren Scott Dykes AMOUNT: \$25.00 (cash)

FOR: Filing Fee for Variance Petition

DATE: 4/16/80 TIME: 17 2500

VALIDATION OR SIGNATURE OF CASHIER










Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be held; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

  
baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 434-3550  
STEPHEN F. COLLINS  
DIRECTOR

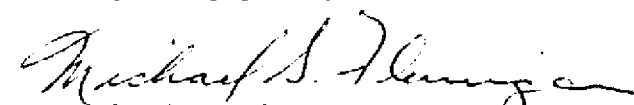
May 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of May, 1980, that the herein Petition for the Variance(s) to permit an average height of 16.5 feet for an existing garage in lieu of the required 15 feet be and the same is hereby DENIED.

  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE May 26, 1980

  
BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 14, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:


Property Owner: Warren Scott Dykes  
Location: S/S Susquehanna Avenue 120' E Maryland Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.  
Acres: 0.129  
District: 9th

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

Very truly yours,

  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/lth

  
BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Warren Scott Dykes

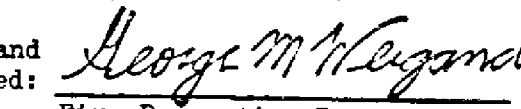
Location: S/S Susquehanna Ave. 120' E Maryland Ave.


Item No: 158 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER:  Noted and Approved: \_\_\_\_\_  
Flagging/Group: \_\_\_\_\_ Fire Prevention Bureau  
Special Inspection Division

  
BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
434-3610

TED LALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #58 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Warren Scott Dykes  
Location: S/S Susquehanna Ave. 120' E Maryland Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.

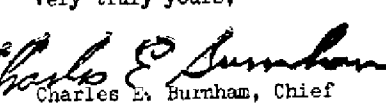
Acres: 0.129  
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before occupancy permit is granted.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s \_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

- X I. Comments - Buildings appears to be basically complete. Permit No. 965 '3 has expired. Applicant should contact Mr. Harry Staub Chief of Building Inspection for proper action.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
  
Charles E. Burman  
Plans Review

CSB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No: 158, 159, 160, 161, 162.  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

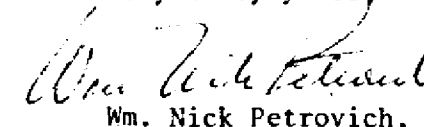
Z.A.C. Meeting of: February 12, 1980

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

  
Nick Petrovich, Assistant  
Department of Planning

KNP/bp

## THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.

Towson, Maryland 21204  
Ray E. Potter, President  
233 Linden Avenue  
Towson, Maryland 21204  
426 - 0542 1st - 1272

Mr. William Hammond  
Zoning Commissioner of Baltimore County  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

On April 17, 1980, Mrs. Jerry Howard, our Vice President for Planning and Zoning presented testimony before Mrs. Jean Jung with reference to Case #80-202-A: Request for variance by Mr. Warren Dykes, 120 East Susquehanna Avenue, Towson, Maryland, 21204.

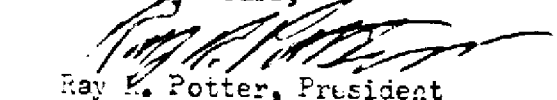
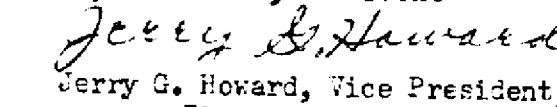
The following information has been brought to our attention and in view of the importance of this case to our community, we are passing it along to you for your records:

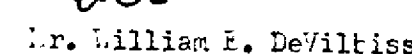
In testimony, Mr. Dykes stated that his neighbors, Mr. and Mrs. William E. DeVilliss, 102 East Susquehanna Avenue, Towson, Maryland, 21204, have no opposition to the structure which has been questioned. The position of Mr. and Mrs. DeVilliss is, in fact, one of total opposition to the structure and they are in full support of the Board of Directors in the position of opposition to the variance which it adopted at its meeting and which was offered by Mrs. Howard in her testimony. During a conversation with Mr. DeVilliss concerning this matter, I was advised that he had planted trees along his property line in an attempt to screen the structure from view. Mr. DeVilliss has further advised him (Mr. Dykes) of his feelings in the matter.

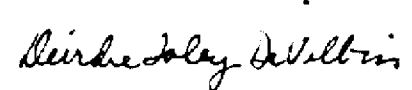
You will note that Mr. and Mrs. DeVilliss have signed this letter with us in order that you can be assured that we are furnishing this information to you with their full knowledge and consent.

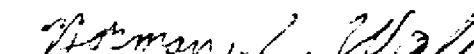
Should there be additional information which we may be able to furnish concerning this matter, please feel free to contact us.

Sincerely yours,

  
Ray E. Potter, President  
  
Jerry G. Howard, Vice President,  
Planning and Zoning.

  
Mr. William E. DeVilliss

  
Mrs. Leifre DeVilliss

  
Norman L. Walters

Mr. Norman Walters  
106 East Susquehanna Avenue

Mr. William Hammond  
Page 2.

Set Case # 80 - 202 - A.

Copies to:

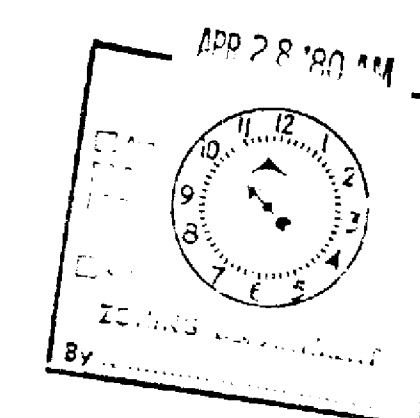
The Honorable Barbara F. Bachur, Councilwoman  
Fourth District of Baltimore County

Mr. Donald Gerding, President  
Greater Towson Council of Community Associations  
T. W. I. A. Files

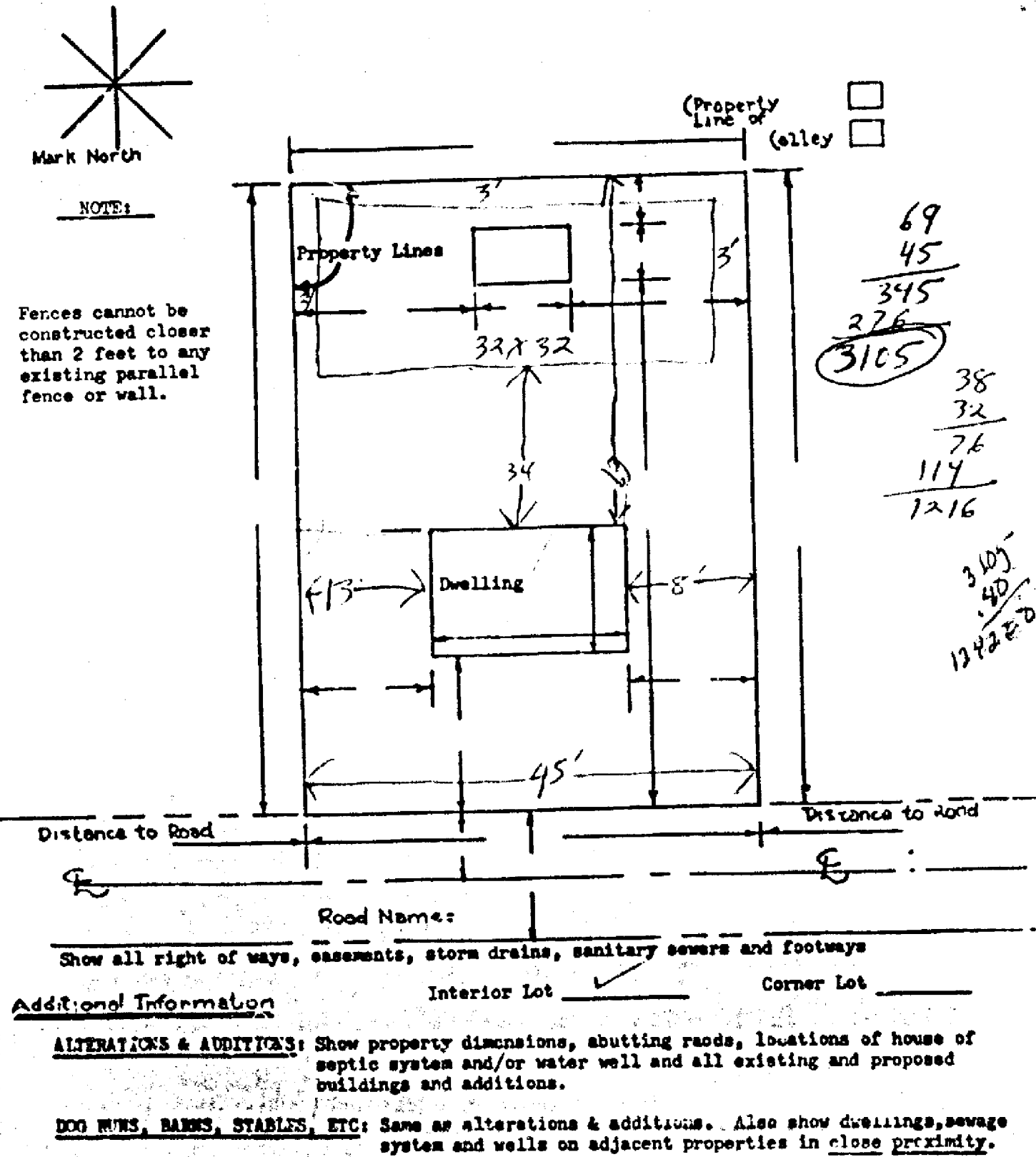
P. P. S.: On a tour of the area by a representative of T. W. I. A. on Wednesday, April 23, 1980 at approximately 3:00 P. M., it was found that the building has been stucco'd.

It should be noted that this was done subsequent to the hearing before Mrs. Jung on Thursday, April 17. We wonder if further work on this garage is, in fact, legal since no decision has yet been rendered concerning the variance.

P. P. S.: On Thursday, April 24, 1980, at approximately 11:30 A. M., it was further noted that said garage was being spray painted.



# PLOT PLAN



THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204  
Mrs. Jerry G. Howard  
256 E. Susquehanna Avenue  
Towson Maryland 21204

April 15, 1980

Mr. William Hammond  
Zoning Commissioner  
Office Planning and Zoning  
County Courts Building  
Towson Maryland 21204

Mr. Hammond:

This letter will refer to case #80 - 209 - A, a request for a variance by Mr. Warren Dykes, 104 E. Susquehanna Avenue, Towson Maryland, 21204.

The structure which has been built is at a minimum of 15.5 feet high, a difference of 4.5 feet. It is obvious that the structure which has been built is not in keeping with the residential nature of the surrounding community. The building is of cement block construction which has been left unpainted and unfinished. It is obvious by the attached photos that the industrial/commercial type door installed is for uses obviously other than by standard automobiles. The building is an eyesore and as far as we are concerned, the pole and electrical service which has been installed by the Baltimore Gas and Electric Company only serves to compound the problems with the situation.

According to our information, the Electrical Administrative Board of Baltimore County approved the installation of the necessary metering equipment by the Baltimore Gas and Electric for a Three Phase, 200 Amp, 120/208 Volt service on April 25, 1979. We recognize that 200 Amp service are not unusual in certain residential applications, but, the type of service installed in this building can, in no way, be construed to be residential. This conclusion is based on the fact that the type of service described here is installed in Commercial and Industrial applications.

It can only be assumed that the usage of this building is nothing more or less than commercial and places the residential integrity of our community in jeopardy.

In view of the fact that we have been unable to determine whether or not the side yard setbacks are in compliance with the conditions of the original permit, we are not in a position to determine if the building does, in fact, meet these conditions. In view, however, of the fact that the owner has violated the restrictions placed on him by the original permit and has built a building which is illegal in height and which, as far as we are concerned, gives the impression that it is being used for non-residential purposes, our Board of Directors has adopted a position of being in total

Protestants  
Eph. 1

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

July 1, 1979.

Gentlemen:

This is to advise that the following individuals are currently duly elected members of the Board of Directors of the Association and each is authorized, on behalf of the Board, to testify on all zoning matters and other matters affecting the interests of the Association:

Raymond Potter, Sr.  
Jerry Howard  
Kathy Jarboe

Fred Craig  
Helen Potter  
David L. Kreck

A copy of the Association's Annual Zoning Authorization dated July 1, 1979 is attached.

A letter of the Association sets forth the position of the Board of Directors in this matter as embodied in a duly adopted Resolution of the Board. (attached)

The current number of household members of the Association is

The Association's geographical limits or boundaries are: Millen Road to the east, to the center of York Road on the west, Susquehanna Avenue, (including the north side of) on the north, and Burke Avenue to the center of the street on the south, with the exception of those properties on the north side of Burke Avenue, west of Maryland Avenue.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

*Kathy Jarboe*  
Secretary

*Raymond Potter, Sr.*  
President

Protestants  
Eph. 3

Mr. Hammond  
Page 2.

and complete opposition to the issuance of any variances whatsoever which will permit this building to remain standing. In our minds there are many questions concerning the entire matter. It is beyond comprehension that an individual can obtain a building permit to replace an existing residential garage, then build a building of this size which is blatantly not in compliance with the original permit as issued and then come back to Baltimore County and request a variance.

Mr. Dykes has lived in our community for approximately six or seven years. At the present time he is a dues-paying member of the Towson Manor Improvement Association. The community holds no ill-feelings toward Mr. Dykes. In fact, we cannot help but feel that in this case a lack of concern has been demonstrated, not only for the surrounding neighborhood, by the construction of this building and the installation of the electric service, but for the total community as well. In fact, Mr. Dykes has, subsequent to the onset of this case, been issued a "stop work" order, D-1552 on March 31, 1980, for yet another violation without a permit. It is for these reasons that we feel very strongly that in order to protect the residential nature of our area the variance must be denied and an order be issued to remove the structure completely from the property.

Sincerely yours,

*Jerry G. Howard*

Jerry G. Howard, Vice-President,  
Planning and Zoning C.

*Raymond Potter, Sr.*  
Ray Potter, Sr., President.

copies to:

The Honorable Barbara F. Pachur  
J. Donald Gerdner, Mrs. G. T. C. C. A.  
T. M. I. A. Files.

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

July 1, 1979.

## ANNUAL ZONING AUTHORIZATION

BE IT RESOLVED, that upon unanimous vote taken this date at the annual meeting of the Association, the Board of Directors of the Towson Manor Improvement Association, Inc., is hereby authorized for the forthcoming year to take full responsibility for review and action on all zoning matters in any way affecting the interest of the Association.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

*Kathy Jarboe*  
Secretary

*Raymond Potter, Sr.*  
President

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.  
Towson, Maryland 21204

April 14, 1980

## RESOLUTION:

At a meeting of the Board of Directors of Towson Manor Improvement Association, Inc., which was called by the President in accordance with the provisions specified by the By-Laws of the Association, it was resolved that:

The contents of the letter dated April 15, 1980, addressed to Mr. William Hammond, Zoning Commissioner of Baltimore County pertaining to Case # 80 - 209 - A, were unanimously approved and accepted as the official position of the said Board.

Given under my hand this 14th day of April, 1980

*Kathy Jarboe*  
Kathy Jarboe,  
Secretary.

104 E. SUSQUEHANNA AVE., 100' EAST OF MARYLAND AVE.

TYPE OF IMPROVEMENT: RESIDENTIAL

TYPE OF USE: RESIDENTIAL

CONSTRUCT ONE STORY CONCRETE BLOCK GARAGE IN REAR OF BUILDING. NOT TO EXCEED 40% OF AREA OF REAR YARD.

OWNERSHIP: X

TYPE OF CONSTRUCTION: A

TYPE OF HEATING: A

TYPE OF NEW WORK: A

DIMENSIONS - CUBIC FEET: 1216 x 32 x 12 = 45 x 125

MARKEN S. DYKES  
104 E. SUSQUEHANNA AVE., TOWSON, MD.  
\$10.00  
OFFICE: FEB 22 1980

Building Address: 104 E. SUSQUEHANNA AVE., TOWSON, MD. 21204

Owner Name: MARKEN S. DYKES

Building Address: 104 E. SUSQUEHANNA AVE., TOWSON, MD. 21204

DATE: NOV 8 1977

NOV 8 1977

9:30

A. TYPE OF IMPROVEMENT: RESIDENTIAL

C. TYPE OF USE: RESIDENTIAL

B. OWNERSHIP: X

D. TYPE OF CONSTRUCTION: A

E. RESIDENTIAL ONLY: SINGLE FAMILY UNITS

F. DIMENSIONS: 1216 x 32 x 12

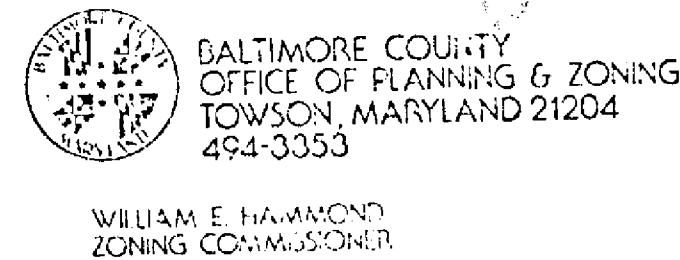
G. TOTAL NO. OF APARTMENTS: 1



DECLARATION OF VARIANCE

located on the South side of Susquehanna Avenue, approximately 120 feet East of Maryland Avenue, known as Lots 63 (15ft.), 64 (total), 65 (5ft.) as shown on plat of Townson Manor which is recorded in the land records of Baltimore County in Liber 65, folio 79.

Also known as 104 East Susquehanna Avenue, property of Warren Scott Dykes.



Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

May 26, 1980

RE: Petition for Variance  
S/S of Susquehanna Avenue, 120' E of  
Maryland Ave. - 9th Election District  
Warren Scott Dykes - Petitioner  
NO. 80-209-A (Item No. 158)

Dear Mr. Dykes:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Jerry Howard  
256 E. Susquehanna Avenue  
Towson, Maryland 21204

Mr. August Herrling  
111 Willow Avenue  
Towson, Maryland 21204

John W. Hessian, III, Esquire  
People's Counsel

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for height requirements  
LOCATION: South side of Susquehanna Avenue, 120 feet East of Maryland Avenue  
DATE & TIME: Thursday, April 17, 1980 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an average height of 16.5 feet in lieu of the required 15 feet for an existing garage

The Zoning Regulation to be excepted as follows:

Section 400.3 - The height of accessory buildings shall not exceed fifteen feet

All that parcel of land in the Ninth District of Baltimore County

Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 17, 1980 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-209-A Item 158  
Date: March 25, 1980

Petition for Variance for height requirements  
South side of Susquehanna Avenue, 120 feet East of Maryland Avenue  
Petitioner - Warren Scott Dykes

Ninth District

HEARING: Thursday, April 17, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:al

Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

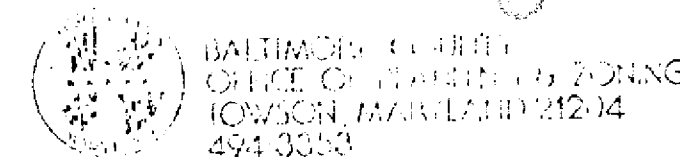
RE: Petition for Variance - S/S Susquehanna Ave., 120' E of Maryland Avenue - Case No. 80-209-A

TIME: 10:00 A.M.

DATE: Thursday, April 17, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND



Mr. Warren Scott Dykes  
104 E. Susquehanna Avenue  
Towson, Maryland 21204

April 9, 1980

RE: Petition for Variance  
S/S Susquehanna Ave., 120' E of  
Maryland Avenue  
Case No. 80-209-A

Dear Mr. Dykes:

This is to advise you that \$13.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WTH:aj

PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map  |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|---|---|----|----------|----|-----------|----|---------|----|-----------|----|
|   | date  | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |   |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |   |    |          |    |           |    |         |    |           |    |
| Denied  |   |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |   |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>WTH</i>                         | Revised Plans:<br>Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/> |    |          |    |           |    |         |    |           |    |
| Previous case: _____                            | Map # _____   |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 29 day of Jan, 1980

Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

# 158

Petitioner *W. Scott Dykes*

Submitted by *W. Scott Dykes*  
William E. Hammond, Zoning Commissioner

Petitioner's Attorney \_\_\_\_\_

Reviewed by *WTH*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 3/17/80  
Posted for: *Warren Scott Dykes*  
Petitioner: *Warren Scott Dykes*  
Location of property: *104 E. Susquehanna Ave., Towson, Maryland*  
Location of Signs: *Post at property, 104 E. Susquehanna Ave.*  
Remarks: \_\_\_\_\_  
Posted by: *W. Scott Dykes* Signature Date of return: 4/13/80

No. 86400

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: April 16, 1980 ACCOUNT: 01-562

AMOUNT: \$13.50

RECEIVED FROM: *Warren Scott Dykes*  
FOR: *Advertising and Posting for Case No. 80-209-A*

43500

VALIDATION OR SIGNATURE OF CASHIER

No. 85003

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: January 29, 1980 ACCOUNT: 01-562

AMOUNT: \$25.00 (Cash)

RECEIVED FROM: *Warren Scott Dykes*  
FOR: *Filing Fee for Variance Petition*

25000

VALIDATION OR SIGNATURE OF CASHIER

**9th District**  
**Zoning: Petition for Variance**  
**for height requirements.**  
**Location:** South Chesapeake avenue,  
between Maryland, 120 feet east  
of Maryland avenue.  
**Date & Time:** Thursday, April 17,  
1980, 10:00 A.M.  
**Public Hearing:** Room 106, County  
Office Building, 111 W. Chesapeake  
avenue, Towson, Maryland.  
**The Zoning Commissioner of Baltimore County,** by authority  
of the Board of Zoning Appeals and  
Regulations of Baltimore County,  
will hold a public hearing on:  
**Petition for Variance to**  
**permit an average height of 18.5 feet**  
**for a building to be required 15**  
**feet for existing garage.**  
**The Zoning Regulation to be**  
**excepted is:**  
**Section 400.8 - the height of**  
**accessory buildings shall not**  
**exceed fifteen feet.**  
**Approximately 100 acres of land in the**  
**Ninth District of Baltimore County,**  
**located on the south side of**  
**Chesapeake Avenue, between**  
**approximately 120 feet east of**  
**Maryland avenue, known as lots**  
**83 (16 1/2'), 84 (24'), 65 (5 1/2') and**  
**66 (24'), all recorded in the land**  
**records of Baltimore County in**  
**Liberty 100-101-102-103-104.**  
**Also known as 104 East**  
**Susquehanna avenue, property of**  
**James M. and Mary A. Dykes.**  
**Being the property of Warren**  
**Scott Dykes, as shown on Plat**  
**100-101-102-103-104.**  
**Do not desire.**  
**Hearing Date:**  
**THURSDAY, APRIL 17, 1980**  
**10:00 A.M.**  
**Public Hearing: Room 106**  
**County Office Building, 111 W.**  
**Chesapeake avenue, Towson,**  
**Maryland.**  
**BY ORDER OF**  
**WILLIAM E. HAMMOND**  
**Zoning Commissioner of**  
**Baltimore County**

Essex, Md., April 1980

**This is to Certify,** That the annexed

was inserted in the Essex Times, a newspaper printed and published in Baltimore County, once in each of One successive weeks before the 3rd day of

Sub. D. W. H. T. April, 19 80 Publisher.

**ZONING: Petition for Variance for**  
"light requirements."  
The subject property is located at Susquehanna Avenue, 120 feet East of Maryland Avenue.  
Held on Thursday, April 17, 1958 at 10:00 A.M.  
PLANNING BOARD: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, was in session and heard the following:

Petition for Variance to permit an average height of 18 feet in lieu of the required 15 feet for an existing garage.

The Zoning Regulation to be excepted as follows:  
Because the height of accessory buildings shall not exceed fifteen feet.

All that parcel of land in the Eastern District of Baltimore County, Maryland, known as Lots 463 (13 ft.), 464 (Total), 465 (8 ft.) and 466 (Total) of Block 111, which is recorded in the land records of Baltimore County, Maryland.

Also known as 101 East Susquehanna Avenue, property of Warren R. Brown.

Being the property of Warren R. Brown, and the same is now applied with the Zoning Department.

Hearing Date: Thursday, April 17, 1958 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
Baltimore County

April 3.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3 \_\_\_\_\_, 1930

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~for~~ one ~~each~~ of ~~one time~~ SUCCESSIVE ~~weeks~~ before the 17th day of April, 1920, the first publication appearing on the 3rd day of April 1920

THE JEFFERSONIAN.

Cost of Advertisement, \$ 19.75

